

**North Ranch Community Association
Board of Directors Meeting
October 26th, 2010 6:30PM
Oro Valley Library**

Minutes

Call to Order

The meeting was called to order at 6:30 PM.

Roll Call

President Earl Washington - Present
Vice President Tony Congi - Present
Treasurer Bill Schirmer - Absent
Director Dan Jones - Present
Director Lauryne Gentzler - Present
Director Jim Sandrin - Present
Director Katie Walter - Absent
Director Zack Blair - Present

New Business

- Motion made and seconded to approve the June 14, 2010 BOD meeting minutes. Motion carried unanimously.
- Motion made and seconded to approve a revision of Arc Rules Article III Section 14. Gazebos. Motion carried unanimously. Copies of the change are available from the NRCA.
- Motion made and seconded to approve a Landscape Maintenance Agreement from Chula Vista Landscaping. Motion carried unanimously.
- Motion made and seconded to approve the AHOME Management Agreement for 2010/2011 with modifications. Motion carried unanimously.
- Motion made and seconded to approve a Pool Maintenance Agreement from C Pools with modifications. Motion carried unanimously.
- Motion made and seconded to set the Transfer Fee amount to \$230.00 per transfer and to accept the NRCA attorney's resolution classifying the fee as Recreation Transfer Fee. Motion carried unanimously.

Management Report

The Community Manager announced a community yard sale for October 30th 2010 organized by Owner Cathy Maslonka and reported on NRCA signs being removed, and reported that several emergency repairs were conducted at the big pool to the electrical system and pool lights.

Monthly Financial Report

Income - \$45,808.76 Expenses \$33,367.38 Surplus \$12,441.38

Homeowner Comments

Six Owners attended the meeting and participated in deliberations during New Business.

Adjournment

Motion made and seconded to adjourn the meeting at 8:00 PM. Motion carried unanimously.